Town & Country
Estate & Letting Agents

# Acton Gate, Wrexham

## Offers Over £500,000









Situated within one of Wrexham's most prestigious residential locations, this substantial and individually designed five-bedroom detached family home occupies a generous plot with beautifully maintained gardens to both the front and rear. Offering spacious and versatile accommodation throughout, the property benefits from gas central heating and double glazing and briefly comprises an inviting entrance hall with attractive parquet flooring, a spacious living room with an exposed brick fireplace and French doors opening into a conservatory, a separate dining room, a well-equipped fitted kitchen with integrated appliances and breakfast bar, and a versatile sitting room with direct access to the rear garden. The ground floor is further complemented by two integral garages, one of which benefits from a cloakroom WC.

To the first floor are five generously proportioned double bedrooms, a family bathroom and a separate four-piece shower room, making the property ideal for growing families. Externally, the home offers extensive brick-block off-road parking, beautifully landscaped gardens and a private rear garden featuring lawns, mature planting, raised patio areas and established borders, creating a wonderful outdoor space for both entertaining and family enjoyment.

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**TEL: 01978 291345**

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## DESCRIPTION

Occupying a generous plot within one of Wrexham's most sought-after residential locations, this spacious five-bedroom detached family home offers versatile accommodation including three reception rooms, a conservatory, fitted kitchen, two integral garages, family bathroom and separate shower room. Beautifully maintained gardens, extensive off-road parking and private outdoor space complete this impressive home.



## LOCATION

Located in one of Wrexham's most desirable residential areas, on Acton Gate, and offering a peaceful setting whilst remaining within easy reach of Wrexham city centre. The area benefits from highly regarded schools, excellent transport links, supermarkets, leisure facilities and a wide range of everyday amenities, making it an ideal location for families and commuters alike.



## ENTRANCE HALL

11'6 x 6'3

A timber-panelled front door opens into an inviting entrance hall featuring parquet flooring, a radiator, and stairs rising to the first floor with spindle balustrades. There is a useful understairs storage cupboard, an attractive opaque feature window positioned at the turn of the staircase, and doors leading to the living room and dining room.



## LIVING ROOM

17'0 x 10'9

A bright and spacious living room with a continuation of the parquet flooring from the entrance hall. A window overlooks the front elevation with a radiator beneath, whilst a second radiator is positioned to the rear. French doors open into the conservatory, and the focal point of the room is an exposed brick chimney breast housing a coal-effect gas fire with a timber mantel.



## CONSERVATORY

13'5 x 10'8

Constructed on a low brick base with a timber double-glazed frame, the conservatory enjoys integrated French doors opening onto the garden. Additional features include a radiator, combined ceiling light and fan, and attractive quarry-tiled flooring.



## DINING ROOM

11'6 x 10'9

Featuring parquet flooring, a window overlooking the rear garden with a radiator beneath, and a practical serving hatch connecting to the kitchen.



## KITCHEN

14'1 x 9'1

The kitchen is fitted with a range of light woodgrain-effect wall, base and drawer units complemented by stainless steel handles and generous work surface space incorporating a breakfast bar. A stainless steel one-and-a-half bowl sink with mixer tap is inset, whilst integrated appliances include a stainless steel double oven, electric hob with extractor hood, microwave, fridge and freezer. The room also benefits from recessed ceiling spotlights, a radiator, a rear-facing window, and an archway leading into the sitting room.



## SITTING ROOM

12'6 x 12'6

A versatile reception room with high-level opaque windows to the side elevation, two radiators, and patio doors opening directly onto the rear garden.

## FIRST FLOOR LANDING

A spacious landing continuing the spindle balustrade from the entrance hall. There is a built-in storage cupboard, radiator, loft access, and doors leading to all five bedrooms, the family bathroom and separate shower room.



## PRINCIPAL BEDROOM

17'0 x 10'9

A generous double-aspect bedroom enjoying windows to both the front and rear elevations. The room benefits from a radiator and an extensive range of fitted wardrobes, dressing table and overhead storage cupboards.



## BEDROOM TWO

11'6 x 10'7

A double bedroom with a rear-facing window and radiator beneath.



## BEDROOM THREE

12'6 x 12'4

A further double bedroom with a window overlooking the rear elevation and a radiator.



## BEDROOM FOUR

12'6 x 12'4

A double-aspect bedroom with windows to the front and side elevations, a radiator, and a built-in storage cupboard with lighting.



## BEDROOM FIVE

11'6 x 9'2

A well-proportioned bedroom fitted with wardrobes, overhead storage cupboards and a dressing table. A rear-facing window provides natural light with a radiator beneath.



## FAMILY BATHROOM

9'6 x 6'5

Fitted with a coloured three-piece suite comprising a panelled bath with Victorian-style mixer tap and handheld shower attachment, pedestal wash hand basin and low-level WC. Additional features include a fitted linen cupboard, tiled walls, radiator, timber-panelled ceiling and skylight.



## SHOWER ROOM

8'9 x 6'5

Appointed with a four-piece white suite comprising a double shower enclosure, low-level WC, bidet and pedestal wash hand basin. The room benefits from partially tiled walls, a radiator, extractor fan and an opaque side-facing window.



## EXTERNALLY

To the front of the property is ample brick-block off-road parking for several vehicles, complemented by attractive, well-maintained lawned gardens with established shrubs. There is external lighting, a canopy above the main entrance door, and gated side access leading to the rear garden. The beautifully maintained rear garden enjoys timber side access, outside lighting and an external water supply. The garden is mainly laid to lawn with pathways, well-stocked borders and an abundance of mature shrubs, plants and trees. A raised brick-block patio provides an excellent seating area, whilst the garden is enclosed by timber fencing and mature hedging, offering a high degree of privacy.







## GARAGE ONE

18'6 x 9'2

Accessed via an automatic up-and-over garage door, this garage features quarry-tiled flooring, two high-level opaque side windows, fitted wall and base cupboards to the rear, and a door leading to the cloakroom.

## CLOAKROOM WC

Fitted with a low-level WC and wash hand basin.

A further internal door provides access to Garage Two.

## GARAGE TWO

18'6 x 12'6

Also accessed via an automatic garage door, this generous garage features high-level opaque side windows, a wall-mounted Worcester gas-fired boiler, and an opaque double-glazed side access door.

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band G - £3,655.00

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

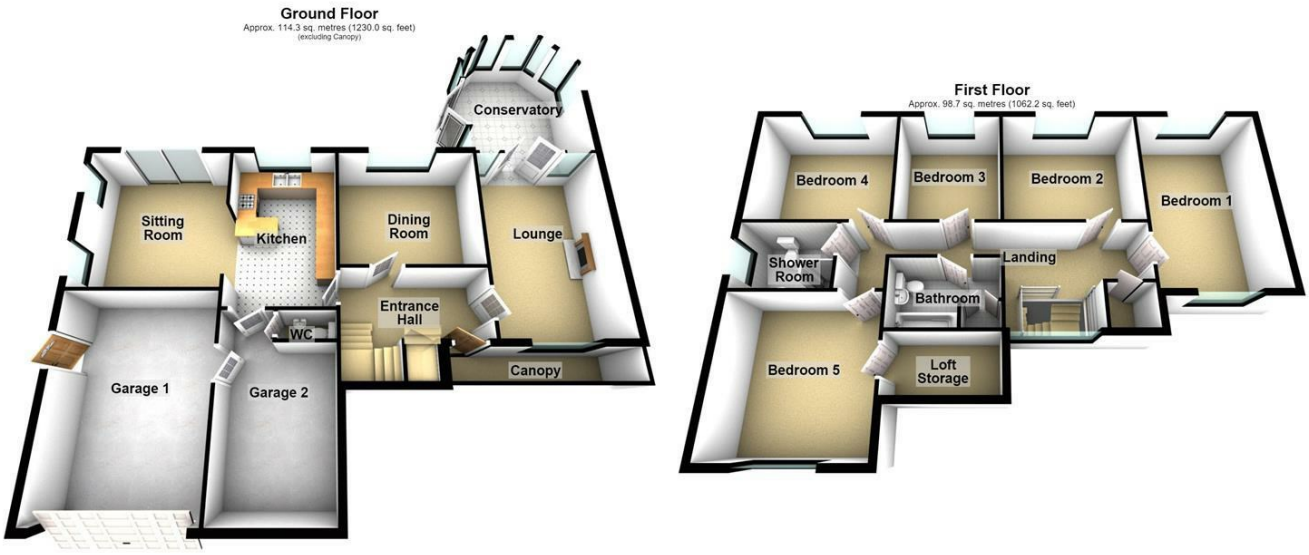
## To Make an Offer (Wrexham)

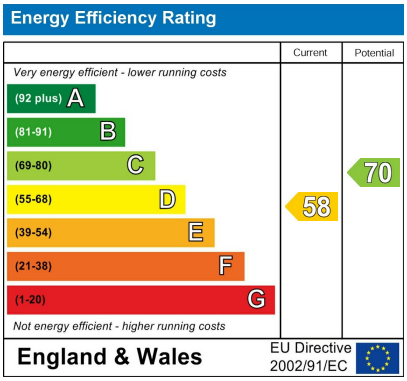
If you would like to make an offer, please contact a member of our team who will assist you further.

## Property Particulars Disclaimer

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